# ATTACHMENT A

CITY OF LOS ALTOS

GENERAL APPLICATION

Type of Review Requested: *(Check all boxes that apply)* Permit # SC19-0005

| | | | | | |
|---|---|---|---|---|---|
| | One-Story Design Review | | Commercial/Multi-Family | | Environmental Review |
| X | Two-Story Design Review | | Sign Permit | | Rezoning |
| | Variance | | Use Permit | | R1-S Overlay |
| | Lot Line Adjustment | | Tenant Improvement | | General Plan/Code Amendment |
| | Tentative Map/Division of Land | | Sidewalk Display Permit | | Appeal |
| | Historical Review | | Preliminary Project Review | | Other: |

Project Address/Location: 391 YERBA BUENA

Project Proposal/Use: SINGLE HOME Current Use of Property: SINGLE HOME

Assessor Parcel Number(s): 167-33-012 Site Area: 13,425 ☐

New Sq. Ft.: 1,463 ☐ Altered/Rebuilt Sq. Ft.: 400 Existing Sq. Ft. to Remain: 1654

Total Existing Sq. Ft.: 2,624 ☐ Total Proposed Sq. Ft. (including basement): 4,087

Is the site fully accessible for City Staff inspection? YES

Applicant's Name: CORNELIA HABER

Telephone No.: 650-787-1197 Email Address: cornelia.haber@gmail.com

Mailing Address: 1490 HOLT AVE.

City/State/Zip Code: LOS ALTOS, CA 94024

Property Owner's Name: JERRY & JENNIFER KRIKHELI

Telephone No.: 818 441 2839 Email Address: jkrikheli@gmail, bruinjenn@gmail.co

Mailing Address: 391 YERBA BUENA AVE.

City/State/Zip Code: LOS ALTOS, CA 94022

Architect/Designer's Name: CORNELIA HABER

Telephone No.: 650 787 1197 Email Address: cornelia.haber@gmail.com

Mailing Address:

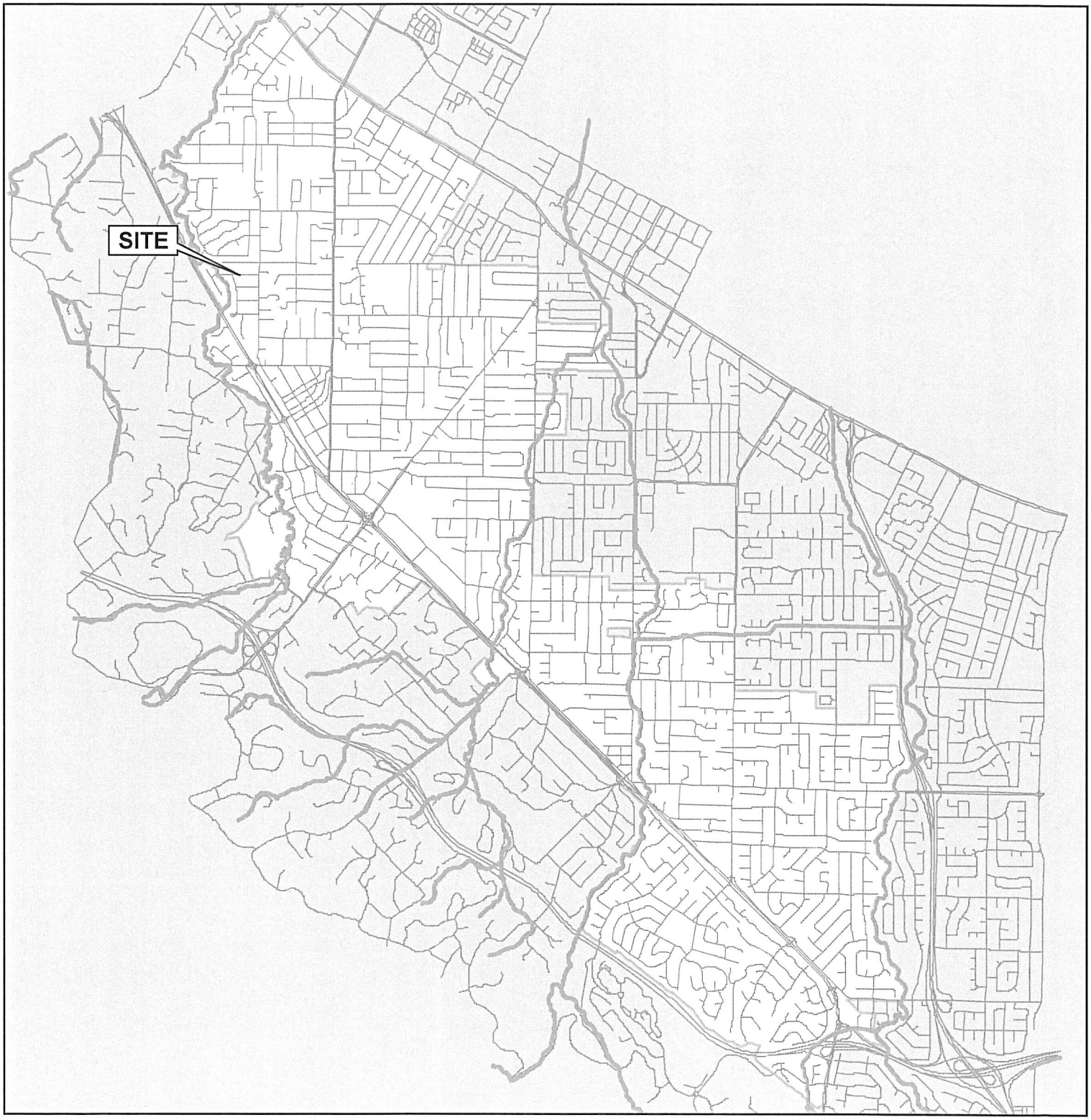
City/State/Zip Code:

** If your project includes complete or partial demolition of an existing residence or commercial building, a demolition permit must be issued and finaled prior to obtaining your building permit. Please contact the Building Division for a demolition package. **

*(continued on back)*

**ATTACHMENT B**

# AREA MAP




**CITY OF LOS ALTOS**

**APPLICATION:** SC19-0005
**APPLICANT:** Cornelia Haber
**SITE ADDRESS:** 391 Yerba Buena Avenue

N

Not to Scale

# VICINITY MAP


SCALE 1 : 6,000

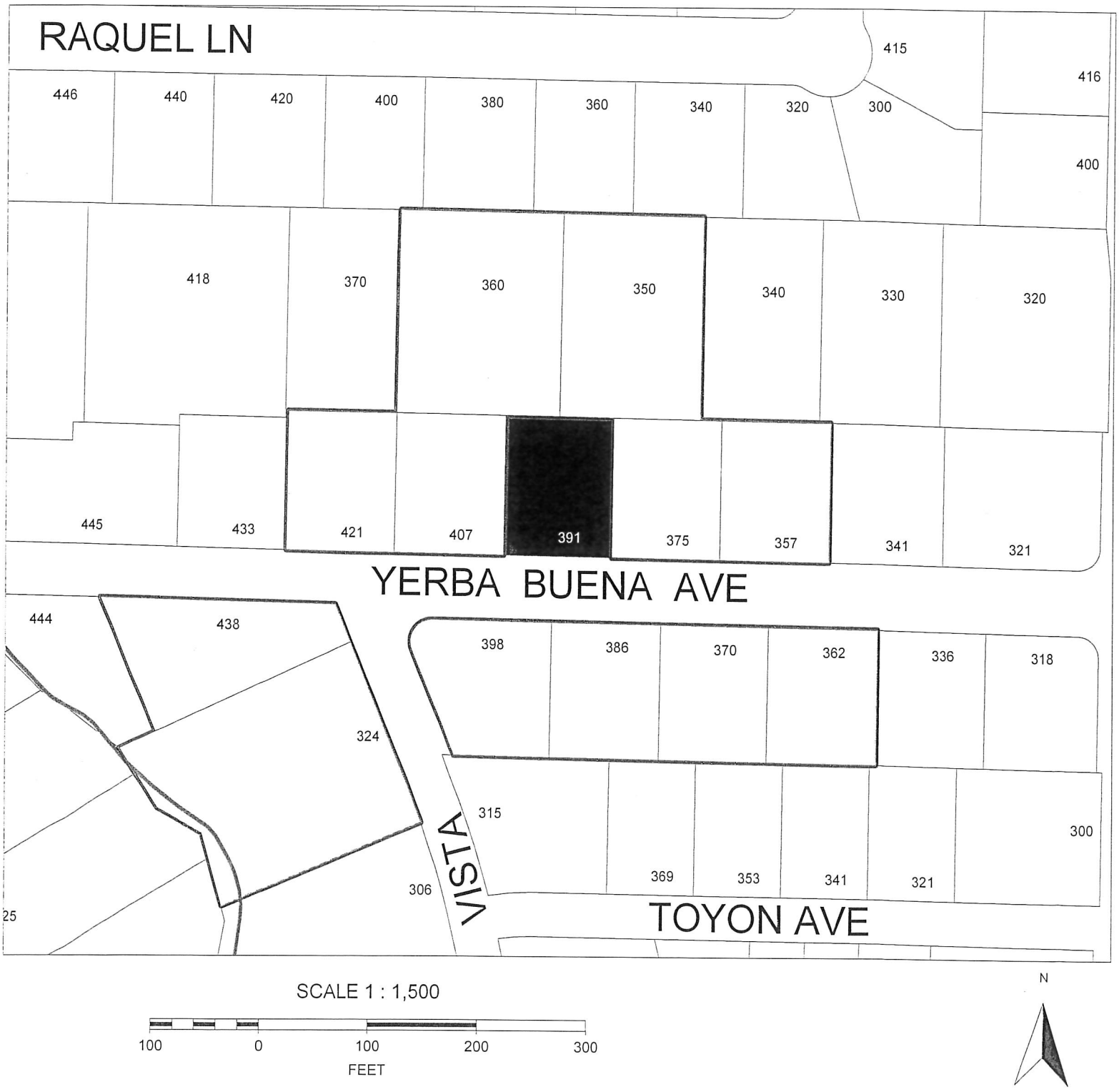
500 0 500 1,000 1,500

FEET

**CITY OF LOS ALTOS**

**APPLICATION:** SC19-0005
**APPLICANT:** Cornelia Haber
**SITE ADDRESS:** 391 Yerba Buena Avenue

# 391 Yerba Buena Avenue Notification Map



City of Los Altos
Planning Division
(650) 947-2750
Planning@losaltosca.gov

# NEIGHBORHOOD COMPATIBILITY WORKSHEET

In order for your design review application for single-family residential remodel/addition or new construction to be successful, it is important that you consider your property, the neighborhood's special characteristics that surround that property and the compatibility of your proposal with that neighborhood. **The purpose is to help you understand your neighborhood before you begin the design process with your architect/designer/builder or begin any formal process with the City of Los Altos.** *Please note that this worksheet must be submitted with your 1st application.*

The Residential Design Guidelines encourage neighborhood compatibility without necessarily forsaking individual taste. Various factors contribute to a design that is considered compatible with a surrounding neighborhood. The factors that City officials will be considering in your design could include, but are not limited to: design theme, scale, bulk, size, roof line, lot coverage, slope of lot, setbacks, daylight plane, one or two-story, exterior materials, landscaping et cetera.

It will be helpful to have a site plan to use in conjunction with this worksheet. Your site plan should accurately depict your property boundaries. The best source for this is the legal description in your deed.

Photographs of your property and its relationship to your neighborhood (see below) will be a necessary part of your first submittal. Taking photographs before you start your project will allow you to see and appreciate that your property could be within an area that has a strong neighborhood pattern. The photographs should be taken from across the street with a standard 35mm camera and organized by address, one row for each side of the street. Photographs should also be taken of the properties on either side and behind your property from on your property.

This worksheet/check list is meant to help *you* as well as to help the City planners and Planning Commission understand your proposal. Reasonable guesses to your answers are acceptable. The City is not looking for precise measurements on this worksheet.

**Project Address** 391 YERBA BUENA
**Scope of Project: Addition or Remodel** [✓] **or New Home** [ ]
**Age of existing home if this project is to be an addition or remodel?** _____
**Is the existing house listed on the City's Historic Resources Inventory?** _____


* See "What constitutes your neighborhood" on page 2.

Address: 391 YERBA BUENA
Date: 3.13.19

**What constitutes your neighborhood?**

There is no clear answer to this question. For the purpose of this worksheet, consider first your street, the two contiguous homes on either side of, and directly behind, your property and the five to six homes directly across the street (eight to nine homes). At the minimum, these are the houses that you should photograph. If there is any question in your mind about your neighborhood boundaries, consider a radius of approximately 200 to 300 feet around your property and consider that your neighborhood.

## Streetscape

### 1. Typical neighborhood lot size*:

Lot area: 10,000 – 15,000 square feet
Lot dimensions: Length 100 – 150 feet
Width 100 feet
If your lot is significantly different than those in your neighborhood, then note its: area_____, length_____, and width_____. TYPICAL LOT

### 2. Setback of homes to front property line: *(Pgs. 8-11 Design Guidelines)*

Existing front setback if home is a remodel? 39'9"
What % of the front facing walls of the neighborhood homes are at the front setback 90 %
Existing front setback for house on left 25 ft./on right 25 ft.
Do the front setbacks of adjacent houses line up? APPROX. YES

### 3. Garage Location Pattern: *(Pg. 19 Design Guidelines)*

Indicate the relationship of garage locations in your neighborhood* only on your street (count for each type)
Garage facing front projecting from front of house face 10
Garage facing front recessed from front of house face 2
Garage in back yard 1
Garage facing the side 1
Number of 1-car garages__; 2-car garages 10; 3-car garages __


* See "What constitutes your neighborhood" (page 2)

Address: 391 YERBA BUENA
Date: 3.13.19

**4. Single or Two-Story Homes:**

What % of the homes in your neighborhood* are:
One-story 100 – IMMEDIATE NEIGHBORHOOD.
Two-story 50 EXTENDED NEIGHBORHOOD.

**5. Roof heights and shapes:**

Is the overall height of house ridgelines generally the same in your neighborhood*? YES - APPROXIMATELY
Are there mostly hip ☐, gable style ☐, or other style ☐ roofs*? BOTH.
Do the roof forms appear simple ☑ or complex ☐?
Do the houses share generally the same eave height YES?

**6. Exterior Materials:** *(Pg. 22 Design Guidelines)*

What siding materials are frequently used in your neighborhood*?

__ wood shingle ☑ stucco ☑ board & batten ☑ clapboard
__ tile __ stone ☑ brick combination of one or more materials
(if so, describe) _____

What roofing materials (wood shake/shingle, asphalt shingle, flat tile, rounded tile, cement tile, slate) are consistently (about 80%) used?

_____

If no consistency then explain: WOOD SHAKE, ASPHALT SHINGLE

_____

**7. Architectural Style:** *(Appendix C, Design Guidelines)*

Does your neighborhood* have a <u>consistent</u> identifiable architectural style?
☑ YES ☐ NO

Type? ☑ Ranch ☐ Shingle ☐ Tudor ☐ Mediterranean/Spanish
☐ Contemporary ☐ Colonial ☐ Bungalow ☐ Other


* See "What constitutes your neighborhood" (page 2)

Address: 391 YERBA BUENA
Date: 3/3/19

8. **Lot Slope:** *(Pg. 25 Design Guidelines)*

Does your property have a noticeable slope? NO

What is the direction of your slope? (relative to the street)

Is your slope higher ☐ lower ☐ same ☐ in relationship to the neighboring properties? Is there a noticeable difference in grade between your property/house and the one across the street or directly behind?

9. **Landscaping:**

Are there any frequently used or typical landscaping features on your street (i.e. big trees, front lawns, sidewalks, curbs, landscape to street edge, etc.)?

MOSTLY FRONT LAWNS

How visible are your house and other houses from the street or back neighbor's property?

ALL HOUSES ARE VISIBLE FROM THE STREET

Are there any major existing landscaping features on your property and how is the unimproved public right-of-way developed in front of your property (gravel, dirt, asphalt, landscape)?

ASPHALT

10. **Width of Street:**

What is the width of the roadway paving on your street in feet? ~25'
Is there a parking area on the street or in the shoulder area? YES
Is the shoulder area (unimproved public right-of-way) paved, unpaved, gravel, landscaped, and/or defined with a curb/gutter?

PARTIALLY PAVED, OR GRAVEL

Address: 391 YERBA BUENA
Date: 3.13.19

**11. What characteristics make this neighborhood* cohesive?**

Such as roof material and type (hip, gable, flat), siding (board and batten, cement plaster, horizontal wood, brick), deep front yard setbacks, horizontal feel, landscape approach etc.:

DOMINANTLY WOOD SIDING AND WOOD SHAKE ROOFS.

## General Study

A. Have major visible streetscape changes occurred in your neighborhood?
☐ YES ☑ NO

B. Do you think that most (~ 80%) of the homes were originally built at the same time? ☑ YES ☐ NO

C. Do the lots in your neighborhood appear to be the same size?
☑ YES ☐ NO

D. Do the lot widths appear to be consistent in the neighborhood?
☑ YES ☐ NO

E. Are the front setbacks of homes on your street consistent (~80% within 5 feet)? ☑ YES ☐ NO

F. Do you have active CCR's in your neighborhood? *(p.36 Building Guide)*
☐ YES ☑ NO

G. Do the houses appear to be of similar size as viewed from the street?
☐ YES ☑ NO

H. Does the new exterior remodel or new construction design you are planning relate in most ways to the prevailing style(s) in your existing neighborhood?
☑ YES ☐ NO


* See "What constitutes your neighborhood" (page 2)

Address: 391 YERBA BUENA
Date: 3.13.19

## Summary Table

Please use this table to summarize the characteristics of the houses in your immediate neighborhood (two homes on either side, directly behind and the five to six homes directly across the street).

| Address | Front setback | Rear setback | Garage location | One or two stories | Height | Materials | Architecture (simple or complex) |
|---|---|---|---|---|---|---|---|
| 445 YERBA BUENA | ~ 25 | | F | 2 | | STUCCO/ COMP. | S |
| 433 Y.B. | ~ 25 | | F | 1 | | WOOD SIDING/ WOOD SHAKE | S |
| 421 Y.B. | ~ 25 | | F | 1 | | STUCCO/ COMP | S |
| 407 Y.B. | ~ 25 | | F | 1 | | STUCCO/ BRICK COMP | S |
| 375 Y.B. | ~ 25 | | F | 1 | | WOOD SIDING WOOD SHAKE | ~ S |
| 357 Y.B. | ~ 25 | | SIDE | 1 | | STUCCO, STONE WOOD SHAKES | S |
| 370 Y.B. | ~ 25 | | F | 1 | | WOOD SIDING/ WOOD SHAKES | S |
| 386 Y.B | ~25 | | F | 1 | | — " — ... — | S |
| 398 Y.B | ~25 | | F | 1 | | STUCCO, BRICK COMP. | S |
| 438 Y.B. | ~ 20 | — | WILL BE REPLACED | | — | | |
| 444 YB. | ~ 20 | | F | 2 | | WOOD SIDING/ COMP | S |


* See "What constitutes your neighborhood", (page 2).

Address: 391 YERBA BUENA
Date: 3.13.19

## Summary Table

Please use this table to summarize the characteristics of the houses in your immediate neighborhood (two homes on either side, directly behind and the five to six homes directly across the street).

| Address | Front setback | Rear setback | Garage location | One or two stories | Height | Materials | Architecture (simple or complex) |
|---|---|---|---|---|---|---|---|
| 340 YERBA SANTA | ~ 27 | | F | 1 | | WOOD SIDING / BRICK COMP. ROOF | S |
| 350 YERBA SANTA | ~ 27 | | R | 1 | | WOOD SIDING BRICK COMP | S |
| 360 Y.S. | ~ 27 | | R | 1 | | WOOD SIDING BRICK WOOD SHAKES | S |
| 370 Y.S. | ~ 28 | | F | 1 | | WOOD SIDING / WOOD SHAKES | S |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |

391 YERBA BUENA


340 YERBA SANTA


340 YERBA SANTA

350 YERBA SANTA

370 YERBA SANTA


370 YERBA BUENA

375 YERBA BUENA

386 YERBA BUENA

398 YERBA BUENA

407 YERBA BUENA

421 YERBA BUENA

445 YERBA BUENA

444 YERBA BUENA

433 YERBA BUENA

## Eliana Hassan

**From:** gerry fan <gerry_fan@yahoo.com>
**Sent:** Monday, June 10, 2019 9:32 AM
**To:** Eliana Hassan
**Subject:** My response to the project on 391 Yerba Buena

Hi

This is Yan Fan living on 386 Yerba Buena Ave, Los Altos, Ca, 94022. Very recently, I received the Public meeting notice of design review regarding the home project on 391 Yerba Buena Ave, Los Altos, Ca.
As the cross-street neighbour, I am STRINGLY OPPOSING and PROTESTING such project, since the entire neighborhood is on one-story home overlay zone. We do not want two-story home right next to the neighbors, which will invade our privacy.
Please take my email as voting NO

Sincerely

Yan Fan and Heng Tao (386 Yerba Buena)

Phone number 6502697328

Sent from Yahoo Mail for iPhone

## Eliana Hassan

**From:** Jean Gilsing <jgilsing@ymail.com>
**Sent:** Monday, June 10, 2019 11:20 AM
**To:** Eliana Hassan
**Subject:** 391 Yerba Buena Avenue, Los Altos

**Follow Up Flag:** Follow up
**Flag Status:** Completed

Dear Ms. Hassan,

I'm very opposed to the addition of a 2nd story to the home at 391 Yerba Buena Avenue. It is inconsistent with the character of our neighborhood and impinges on the privacy of the residents who live here ( as it would tower over other homes in the neighborhood). I have lived in my home for 36 years and everyone who has remodeled or rebuilt has taken this into consideration. This neighborhood consists of single story homes and there is not one 2 story home on this street. There must be a zoning provision to disallow this addition? Please let me know what can be done to reject this design proposal?

Thank you,
Jean Gilsing
398 Yerba Buena Ave
Los Altos

Sent from my iPhone

## Eliana Hassan

**From:** Kristina Stevens <keestevens@gmail.com>
**Sent:** Monday, June 10, 2019 4:16 PM
**To:** Eliana Hassan
**Subject:** Public hearing for 391 Yerba Buena Ave

**Follow Up Flag:** Follow up
**Flag Status:** Completed

Hello:

My name is Kristina Stevens and I am the owner of the house on 370 Yerba Buena Avenue. I understand that there will be a public hearing on the two-story addition of the remodel for 391 Yerba Buena Avenue. I am writing to express my opposition to this second story addition. There are no two story houses on Yerba Buena and such an addition would be out of character with the other houses on the street, infringing on the character of the neighborhood. Also, my neighbor across the street had plans of adding a two story house and his plans were rejected; so it would be unfair to permit the owner in question to go up two stories when other neighbors were denied from doing so.

Thank you for considering my viewpoint and I look forward to a fair decision.

All my best,
Kristina Stevens
370 Yerba Buena Ave.
Los Altos, CA 94022

## Eliana Hassan

**From:** Milton Nicholas <miltonnicholas2@gmail.com>
**Sent:** Tuesday, June 11, 2019 6:29 AM
**To:** Eliana Hassan
**Subject:** 391 Yerba Buena Ave. Los Altos

**Follow Up Flag:** Follow up
**Flag Status:** Completed

Dear Ms. Hassan: I am inquiring about the second story addition at 391 Yerba Buena Ave. In 1999/2000 when I applied to construct a new home at 357 Yerba Buena Ave. The planning staff at that time informed me that: 1. there were no other two story homes on this block and 2. the CC&Rs for the lots in this subdivision prohibited two story homes. The staff indicated that my two story home design would not achieve a positive staff recommendation at the Design Review Commission nor if it went to the Planning Commission. The design and size of the home design was not an issue, the second story was. With that in mind I redesigned the home at a much added cost and placed my garage below the house. To date there are still no two story homes on the block.

Since that time the zoning on this block has not changed nor have the CC&Rs. I am wondering why a two story addition is now being considered for the block? I would appreciate some feedback on this issue. Having served on the Planning Commission for 11 years I am aware that guidelines may have changed, but I don't think there have been any specific changes in this area.

Thank you in advance for your response,

Milt Nicholas

DATE: July 17, 2019

AGENDA ITEM #6

**TO**: Design Review Commission

**FROM**: Eliana Hassan, Assistant Planner

**SUBJECT**: SC19-0005 – 391 Yerba Buena Avenue

## RECOMMENDATION:

Approve design review application SC19-0005 subject to the listed findings and conditions

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## PROJECT DESCRIPTION

This is a design review for a two-story addition to an existing one-story house. The project includes an addition of 1,188 square feet on the first story and 411 square feet on the second story. The following table summarizes the project's technical details:

| | |
|---|---|
| **GENERAL PLAN DESIGNATION:** | Single-Family Medium Lot (SF-4) |
| **ZONING:** | R1-10 |
| **PARCEL SIZE:** | 13,425 square feet |
| **MATERIALS:** | Match existing – Asphalt composition roof, wood siding, wood window trim, wood garage door |

| | **Existing** | **Proposed** | **Allowed/Required** |
|---|---|---|---|
| **LOT COVERAGE:** | 2,624 square feet | 3,731 square feet | 4,027 square feet |
| **FLOOR AREA:** | | | |
| First floor | 2,624 square feet | 3,681 square feet | |
| Second floor | - | 411 square feet | |
| Total | 2,624 square feet | 4,092 square feet | 4,092 square feet |
| **SETBACKS:** | | | |
| Front | 39.8 feet | 25.1 feet | 25 feet |
| Rear | 44.9 feet | 31 feet | 25 feet |
| Right side (1st/2nd) | 10.8 feet/- | 10.1 feet/ 17.5 feet | 20 feet |
| Left side (1st/2nd) | 10.8 feet/- | 10.8 feet/66.5 feet | 10 feet/17.5 feet |
| **HEIGHT:** | 15 feet | 22 feet | 27 feet |

## BACKGROUND

### Neighborhood Context

The subject property is located on an interior lot on Yerba Buena Avenue near the intersection of Alta Vista Avenue. The surrounding neighborhood is considered a Consistent Character Neighborhood as defined in the City's Residential Design Guidelines. The characteristics are derived from the similar style, house type, setbacks, and streetscape character within the neighborhood. The homes in the immediate neighborhood context are entirely one-story homes, with two-story homes in adjacent areas farther down Yerba Buena and Alta Vista Avenue. The materials commonly seen include stucco siding, traditional and vertical wood siding, brick or stone veneer accents, and wood shake or composition shingle roofs. Several neighboring houses appear to have been rebuilt or remodeled over the decades but maintain relatively similar facades and character, apart from the newly built house at 324 Alta Vista Avenue. Landscapes in the front are predominantly concrete driveways with curb cuts and varying amounts of grass lawns and mature evergreen street trees with lower deciduous street trees near the street edge, but no distinctive street tree pattern.

## DISCUSSION

### Design Review

According to the Design Guidelines, in Consistent Character Neighborhoods, good neighbor design has design elements, materials, and scale found within the neighborhood and sizes that are not significantly larger than other homes in the neighborhood. The emphasis should be on designs that fit-in and lessen abrupt changes.

The existing residence has relatively simple massing with hipped roofs, gabled dormers, and materials consistent with the design of the other houses in the neighborhood context. Houses in the existing neighborhood on Yerba Buena have mostly low-scale front wall plate heights, horizontal hipped roof lines, and utilize similar materials as mentioned in the previous section. The proposed addition and remodel seeks to maintain the existing traditional wood siding and brick veneer, which is consistent with the rustic materials used elsewhere in the neighborhood. The lower-scale, 411 square feet second story mass is located on the east (right) side of the residence over the proposed garage remodel. The garage remodel consists of the removal of the existing garage and the addition of a new 895 square foot living space with a proposed garage at 25.2 feet from the front property line. The rear and right-side elevations have a relatively complex roof form with the opportunity to be simplified. However, the roof design does not appear to impede on the project's low scale and overall design. On the front elevation, the second story addition has a single large bay window facing out from the proposed media room. The adjacent hipped roof form helps reduce the appearance of bulk from the bay window. The front elevation also proposes horizontal roof eaves and wood siding that match the character and scale of the existing house. Overall, the changes to the front elevation are in accordance with the Consistent Character Neighborhood guidelines through design changes that tie into the existing house.

The overall height of the structure with the second story addition increases the existing residence from 15 feet tall to 22 feet tall, which is significantly shorter than the R1-10 District's 27-foot height limit. The 411 square-foot second floor is also approximately 29 feet from the front property line, 66 feet from the left side property line, and 73 feet from the rear property line at its most constrained point. The rear and left side setbacks far exceed the minimum required setbacks for a second story. However, the addition's setback on the right side is 17.5 feet, which is the minimum required second story

setback and could result in an increase of mass and bulk when viewed from the adjacent property to the right. The new second story wall plate heights vary from 7.3 feet in the media room to eight feet towards the rear bathroom area. The low wall plates of 7.8 to nine feet on the first story and 7.3 to eight feet on the second story help maintain a low scale and minimize the bulk and mass of the second story addition. Overall, the proposed two-story addition is low scaled in both plate height and overall mass, which is compatible with the Consistent Character Neighborhood Design Guidelines and is consistent with the design review findings.

**Privacy**
The second story right side elevation includes two windows with 3.2-foot sill heights and has a setback of 17.5 feet from the property line. To address any potential privacy issues, these windows include opaque glass. The right side of the property also includes mature evergreen screening landscaping, which will further mitigate views towards the right-side neighboring property.

The left side elevation includes three new windows, two in the media room and one in the proposed bathroom. The windows have a sill height of at least 3.2 feet and are approximately 66 feet from the left side property line. The rear elevation includes a single window in the bathroom with a sill height of 5 feet. The property also contains several mature trees and screening species along the side and rear property lines. These screening trees, combined with the high sill heights and small scale of the windows, significantly limit views toward the adjacent properties.

Overall, the project's proposed window placement and sill height, along with the existing landscape screening, adequately minimizes views towards the adjacent properties and does not create any unreasonable privacy impacts.

**Trees and Landscaping**
The site has 11 existing mature trees, including five oak trees both in and adjacent to the rear yard. The site contains several groupings of landscape hedges and evergreen screening along the side and rear property lines. All trees are proposed to remain and will be protected during the construction process. Since the project is an addition to an existing house with less than 2,500 square feet of new landscaping, it is not subject to the City's Water Efficient Landscape Ordinance. Overall, the existing landscaping and trees provide adequate screening for the proposed addition.

**Environmental Review**
This project is categorically exempt from environmental review under Section 15303 of the California Environmental Quality Act because it involves the construction of an addition to an existing single-family dwelling in a residential zone.

**Public Notification**
A public meeting notice was posted on the property and mailed to 12 nearby property owners on Yerba Buena Avenue, Yerba Santa Avenue, and Alta Vista Avenue. The Public Notification Map is included in Attachment B.

**Public Correspondence**
Four emails were received from neighbors at 357, 370, 386, and 398 Yerba Buena Avenue, which expressed opposition for the project. This correspondence is included in Attachment D.

Cc: Cornelia Haber, Applicant and Designer
Jerry and Jennifer Krikheli, Property Owners

Attachments:
A. Application
B. Area, Vicinity, and Public Notification Maps
C. Neighborhood Compatibility Worksheet
D. Public Correspondence

## FINDINGS

SC19-0005 – 391 Yerba Buena Ave

With regard to design review for the two-story addition, the Design Review Commission finds the following in accordance with Section 14.76.060 of the Municipal Code that:

a. The proposed addition complies with all provisions of this chapter;

b. The height, elevations, and placement on the site of the proposed addition, when considered with reference to the nature and location of residential structures on adjacent lots, will avoid unreasonable interference with views and privacy and will consider the topographic and geologic constraints imposed by particular building site conditions;

c. The natural landscape will be preserved insofar as practicable by minimizing tree and soil removal; grade changes shall be minimized and will be in keeping with the general appearance of neighboring developed areas;

d. The orientation of the proposed addition in relation to the immediate neighborhood will minimize the perception of excessive bulk;

e. General architectural considerations, including the character, size, scale, and quality of the design, the architectural relationship with the site and other buildings, building materials, and similar elements have been incorporated in order to insure the compatibility of the development with its design concept and the character of adjacent buildings; and

f. The proposed addition has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

## CONDITIONS

SC19-0005 – 391 Yerba Buena Ave

### GENERAL

1. **Approved Plans**
   The approval is based on the plans and materials received on June 6, 2019, except as may be modified by these conditions.

2. **Encroachment Permit**
   An encroachment permit shall be obtained from the Engineering Division prior to doing any work within the public right-of-way including the street shoulder. All work within the public street right-of-way shall be in compliance with the City's Shoulder Paving Policy.

3. **Protected Trees**
   Tree nos. T1-T7 and the evergreen hedges in the right-side yard shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director.

4. **Fire Sprinklers**
   Fire sprinklers shall be required pursuant to Section 12.10 of the Municipal Code.

5. **Underground Utilities**
   Any new utility service drops may need be located underground from the nearest convenient existing pole pursuant to Chapter 12.68 of the Municipal Code.

6. **Indemnity and Hold Harmless**
   The applicant/owner agrees to indemnify, defend, protect, and hold the City harmless from all costs and expenses, including attorney's fees, incurred by the City or held to be the liability of the City in connection with the City's defense of its actions in any proceedings brought in any State or Federal Court, challenging any of the City's action with respect to the applicant's project.

### PRIOR TO BUILDING PERMIT SUBMITTAL

7. **Conditions of Approval**
   Incorporate the conditions of approval into the title page of the plans.

8. **Tree Protection Note**
   For Tree nos. T1-T7 and right side yard screening shrubs, tree protection fencing shall be installed and add the following note: "All tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground and shall not be removed until completion of construction unless approved by the Planning Division."

9. **Green Building Standards**
   Provide verification that the house will comply with the California Green Building Standards pursuant to Section 12.26 of the Municipal Code and provide a signature from the project's Qualified Green Building Professional Designer/Architect and property owner.

10. **Underground Utility Location**

Show the location of underground utilities pursuant to Section 12.68 of the Municipal Code. Underground utility trenches shall avoid the driplines of all protected trees unless approved by the project arborist and the Planning Division.

11. **Air Conditioner Sound Rating**
    Show the location, setbacks to property line, model number, and maximum sound rating of any proposed air conditioning units on the site plan and provide the manufacturer's specifications sheet showing the sound rating for each unit conforming to Chapter 6.16 Noise Control.

12. **Storm Water Management**
    Show how the project is in compliance with the New Development and Construction Best Management Practices and Urban Runoff Pollution Prevention program, as adopted by the City for the purposes of preventing storm water pollution (i.e. downspouts directed to landscaped areas, minimize directly connected impervious areas, etc.).

**PRIOR TO ISSUANCE OF BUILDING OR DEMOLITION PERMIT**

13. **Tree Protection**
    Tree protection fencing shall be installed around the driplines of Tree nos. T1-T7 and right side yard screening plants, as shown on the site plan. Tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground and shall not be removed until all building construction has been completed unless approved by the Planning Division.

**PRIOR TO FINAL INSPECTION**

14. **Landscaping Installation**
    All front yard landscaping, street trees, and privacy screening trees shall be maintained and/or installed as shown on the approved plans or as required by the Planning Division.

15. **Green Building Verification**
    Submit verification that the house was built in compliance with the City's Green Building Ordinance (Section 12.26 of the Municipal Code).